

# Cedar Place

17 Murdock Street Unit A, Somerville, MA  
CedarPlaceSomervilleMA.com

COMPASS

## Unit Specifications and Amenities

*This outline is a representation of the developer's intent on finishes and specifications. The developer reserves the right to modify any of the above specifications with equal or better quality.*

### Interior Finishes

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Wall Finish	Smooth finish gypsum board and plaster
Interior Trim	Painted wood baseboards and door/window trim
Interior Doors	Brockway-Smith Shaker double panel with matte black hardware
Flooring	Oak hardwood throughout except bathrooms and ground floor. Minwax stain – Special Walnut
Ground Floor Tile	Distillery Malt 8" x 48"
Windows	Integrity by Marvin Wood Ultrex casement windows; Velux skylights
Sliding Doors	Integrity by Marvin Wood Ultrex
Entry Doors	Therma-Tru Smooth-Star
Paint	Benjamin Moore Stonington Grey (HC-170) eggshell finish – kitchen, living rooms, and hallways; Benjamin Moore Light Pewter (1464) eggshell finish – bedrooms and bathrooms; Sherwin Williams white semi-gloss trim paint

### Light

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5" LED recessed lighting throughout the unit  
Pendants over kitchen island and bath vanity sconces

### Kitchen

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Cabinets	White shaker maple cabinets
Counter Tops	Calacatta Classique Quartz
Backsplash	White subway tile, 3" x 12"
Kitchen Sink	Stainless steel undermount sink bowl
Sink Faucet	Kohler Simplice with pulldown sprayer
Stove	Kitchenaid stainless steel slide-in range featuring five burners and a convection oven
Refrigerator	Kitchenaid counter-depth stainless steel with french doors and freezer drawer, automatic ice maker and interior water dispenser
Dishwasher	Kitchenaid stainless steel exterior and interior with one touch ProWash cycle
Microwave	Kitchenaid 30" stainless steel with 7 sensor functions
Disposal	Insinkerator Badger 5 1/2 horsepower garbage disposal

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## Master Bathroom

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Vanity	Full vanity with solid maple construction; taupe
Vanity Top	Viatera-Soprano Quartz
Sink	Rectangular vitreous china basin
Sink Faucet	Moen Gibson widespread
Mirror	Provided in all bathrooms
Shower	Mayfair Strada Ash polished 4" x 12"
Shower Fixture	Kohler Purist with Kohler Awaken handheld shower and rain shower head
Flooring	Mayfair Strada Ash polished 4" x 12"
Toilet	Kohler Memoir elongated bowl

## Full Bathroom

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Vanity	Full vanity with solid maple construction; gray
Vanity Top	Carrara Quartz
Sink	Rectangular vitreous china basin
Sink Faucet	Kohler Forte widespread
Mirror	Provided in all bathrooms
Tub	Americast Deep 5'
Tub/Shower Fixture	Kohler Purist
Shower Tile	Piccadilly Avonio glossy 4" x 12"
Flooring	London Grey Silk honed 4" x 12"
Toilet	Kohler Memoir elongated bowl

## Half Bath

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Pedestal Sink	Kohler Archer 8" widespread faucet holes
Faucet	Kohler Archer widespread
Toilet	Kohler Memoir elongated bowl

## Laundry

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A single lever laundry box (HW/CW supply and drain) and hard ducted dryer exhaust vented to the exterior



## Exterior Finishes

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Siding	James Hardie smooth sided cement clapboard – Mountain Sage and Light Mist, Atlas corrugated siding
Trim Board	Azek, varying sizes
Roof	Architectural shingle

## Utility Services and Connections

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Data (Cat5e)	Multi-function jacks installed in each bedroom and living room
Cable (RG6)	Home runs to living room
Electricity	100-amp electrical service with individual circuit-breaker panel in unit; units individually metered by Eversource
Gas	Unit individually metered by Eversource
Water and Sewer	Individually metered by the City of Somerville

## Mechanical

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HVAC	Goodman Energy Star-rated individual forced air heating/cooling system with NEST programmable thermostat
Hot Water	Navien 95% efficient gas-fired, instantaneous boiler
Ventilation	Panasonic whisper-quiet ceiling exhaust fan in bathrooms; kitchen exhaust and dryer exhaust vented to exterior

## Parking

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One garage parking space (#14). Four outdoor guest spaces are provided for guests of Cedar Place residents.

## Electric Car-Charging

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Garage car charging stations will be priced upon request.

## Intercom

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All units have a state-of-the-art smart video intercom system.



## Decks, Porches and Railings

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Decking	Azek Mahogany Composite
Cable Rail System	Atlantis Rail Systems – Spectrum

## Outdoor Spaces

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All units share in common landscaped gathering space and grill/patio area.

## Sound Transmission

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Construction methods have been employed to meet or exceed the MA state STC (sound transmission class) standards between adjoining units. Low sound transmission is achieved at party walls through a double layer shaft wall system. Floor and ceiling transmission is achieved through multiple sub-floors and acoustic matting, R30 insulation, resilient sound clips, acoustic channel and two layers of ceiling gypsum board.

## Bike Parking

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There will be a total of 24 covered bike racks, all of which will be located off the common green.

